



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

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TO: Washington State Agencies and Other Interested Parties
FROM: Jefferson County Department of Community Development
DATE: January 16, 2003
SUBJECT: ***INTEGRATED GMA/SEPA DOCUMENT & NOTICE OF HEARING***

**NOTICE OF INTENT TO AMEND DEVELOPMENT REGULATIONS
&
NOTICE OF ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENTS
&
NOTICE OF PUBLIC HEARING BEFORE THE JEFFERSON COUNTY PLANNING
COMMISSION ON PROPOSED UNIFIED DEVELOPMENT CODE AMENDMENTS**

Case No. MLA02-00485 and MLA03-00003

Pursuant to the Washington State Growth Management Act (GMA) and State Environmental Policy Act (SEPA), Jefferson County is issuing an integrated GMA/SEPA document in relation to two sets of proposed amendments to the Jefferson County Unified Development Code (UDC). The first proposal is Case No. MLA02-485 and concerns protection for wetlands and fish and wildlife habitat areas. The second proposal is Case No. MLA03-3 and concerns the establishment of an Airport Noise Overlay Zone surrounding the Jefferson County International Airport (JCIA).

MLA02-485: These proposed amendments are a result of a negotiated settlement agreement between the County and the Washington Environmental Council (WEC) initiated through a petition to the Western Washington Growth Management Hearings Board (WWGMHB) following adoption of the UDC in December 2000. The following UDC sections are proposed for amendment: Section 3.6.4 Environmentally Sensitive Areas, f. General Exemptions; Section 3.6.9 Wetlands, f. Mitigation; and Section 8.2 Project Permit Applications, 4. Referral and Review of Development Permit Applications. The subjects of the proposed amendments are, respectively, refinement of exemptions to environmentally sensitive area protections afforded to on-going agricultural activities, required replacement ratios for compensatory wetland mitigation, and timelines for State agency reviews of special reports, such as habitat management plans and wetland mitigation plans.

MLA03-3: These proposed amendments are a result of a negotiated settlement agreement between the County and the Port of Port Townsend initiated through a petition to the WWGMHB following adoption of the UDC in December 2000. The following UDC sections are proposed for amendment: Sections 3.6.1, 3.6.11.b, 3.6.11.c, UDC 3.6.11.d, 3.6.11.i (new), 3.6.11.j (new), 3.6.11.k (new), and 3.6.11.l (new); Sections 7.3.5(5) (new), 7.3.6.b, 7.3.11.a, 7.4.5.a(7) (new), 7.4.6.b, 7.4.12.a, 7.5.5(5) (new), 7.5.6.b, and 7.5.9.g; Sections 8.3.1.a, 8.3.1.f (new), and 8.8.5.a(8). The subjects of the proposed amendments are, respectively, establishment of airport noise overlay zone and associated notice and nuisance provisions (Section 3); approval criteria and notice provisions for

land division applications (Section 7); and public notice requirements for projects within established airport noise overlay (Section 8).

This document serves as the 60-day notice of intent to amend the County development regulations that implement the Comprehensive Plan and is being circulated per WAC 365-195-620 to State agencies on the list provided by the Washington State Office of Community Development of agency representatives responsible for reviewing proposed amendments to development regulations. The document also serves as notice of adoption of an existing environmental document per WAC 197-11-230, 235, 600, 630 and 965, fulfilling SEPA review requirements. The existing environmental documents being adopted are the Draft and Final Environmental Impact Statements (DEIS/FEIS) prepared in anticipation of the adoption of the Comprehensive Plan in 1998. The DEIS and FEIS are dated February 24, 1997 and May 27, 1998, respectively. The proposed UDC amendment is a nonproject, programmatic action under SEPA, Chapter 43.21C RCW.

In accordance with WAC 197-11-630, Jefferson County undertook independent review of the DEIS/FEIS and found that the existing environmental documents referenced provide adequate environmental review to satisfy the requirements of WAC 197-11-600 pertaining to the current proposals. A new threshold determination under SEPA is not required per WAC 197-11-230(3) and no new public comment period with regard to the adopted DEIS/FEIS is required per WAC 197-11-630. The proposed UDC amendment under MLA02-485 strengthens regulatory protection of Wetland and Fish and Wildlife Habitat Areas. The environmental impact is anticipated to be positive and beneficial. The proposed UDC amendment under MLA03-3 is categorically exempt from SEPA review pursuant to WAC 197-11-800(20) related to procedural actions.

NOTICE IS HEREBY GIVEN that the Jefferson County Planning Commission will hold a public hearing to accept oral or written comments on these County-initiated Unified Development Code (UDC) amendments on **Wednesday, February 5, 2003** beginning at **7:00 PM** at the **WSU Learning Center**, Shold Business Park, 201 W Patison, Port Hadlock. The Planning Commission will accept written comment on the merits of the proposals until the close of the public hearing. Via the addresses provided below, the Department of Community Development will accept comment on the merits of the proposal for at least 60 days. All comments will be part of the case record. The Board of County Commissioners may hold a public hearing before taking action on the proposal (formal notice would appear in the newspaper of record).

To inspect or request copies of the proposed amendments and/or the adopted existing environmental documents, contact the Department of Community Development, 621 Sheridan St., Port Townsend, WA 98368, (360) 379-4450. Copies of the applications are also available on the DCD website at www.co.jefferson.wa.us/commdevelopment/. Navigate to Long-Range Planning Projects—Proposed UDC Amendments. For additional information, contact Long-Range Planning at the phone number above or via email: planning@co.jefferson.wa.us.

Signed by Al Scalf, Director of Community Development and SEPA Responsible Official.